
Request for Proposals

901, 907, 913
Main Street

Redevelopment Authority
of the
City of Green Bay

Economic Development
Authority
of the
City of Green Bay

Released: June 26, 2017



Request for Proposals: 901, 907, 913 Main Street Green Bay, WI

I. Introduction

A. Project Summary

The Redevelopment Authority (RDA) and the Economic Development Authority (EDA) of the City of Green Bay are seeking proposals for purchase and redevelopment of 901, 907, and 913 Main Street (respectively Tax Parcels 9-48, 9-47, and 9-46). Proposals must include all three of these parcels and may also include any adjacent property over which the applicant has control.

B. Project Goals

The RDA's goals for this property include the following:

1. Positively utilize site for economic growth.
2. Leverage support from successful nearby businesses and housing developments.
3. Generate tax base.

C. Property Summary

Location: 901, 907 & 913 Main Street

Property Ownership: RDA, City of Green Bay

Parcel: 9-48, 9-47 & 9-46

Site Size: 0.376 AC (16,341 SF)

Type of Project: Mixed Use

Assessed value: \$82,000



II. Proposal Requirements

City staff will review and score proposals according to the following criteria:

	POINTS
PROJECT	28
Form: <i>structural massing, effective and efficient use of space</i>	4
Exterior structural improvements: <i>quality of materials, architecturally-significant details</i>	4
Parcel improvements: <i>quality of landscaping, lighting, paving</i>	4
Incremental property value: <i>difference between future and current assessment</i>	4
Function: <i>uniqueness, compatibility with adjacent parcels and neighborhood</i>	4
Net new jobs: <i>difference between future and current employment levels</i>	4
Purchase price: <i>total cash offer for all parcels</i>	4
DEVELOPER	12
Technical capability: <i>personnel expertise, demonstrated success on similar projects</i>	4
Financial capability: <i>planned sources of financing, stability, risk</i>	4
Completion date: <i>goal for attaining occupancy</i>	4
TOTAL	40

Grading scale: Exceptional Substandard

4	3	2	1	0
A	B	C	D	F

A. Submittal Requirements

Applicants must e-mail their proposal (electronic .pdf file preferred) to kennethro@greenbaywi.gov no later than 4 p.m. on Wednesday, July 26th.

Community and Economic Development staff will review proposals and make a recommendation to enter into a planning option with an applicant. This recommendation will be presented to the:

- RDA on Tuesday, August 8th @ 1:30 p.m. in Room 604 of City Hall
- EDA on Wednesday, August 9th @ 4:30 p.m. in Room 604 of City Hall

Applicants should be present in order to answer any questions from Authority members.

B. Questions and Comments

All questions shall be submitted via email to kennethro@greenbaywi.gov by Wednesday, July 12, 2017. Answers will then be provided, via the City website, as a part of an addendum to this RFP.

C. Selection Process

The Developer selection process will involve the following primary steps:

1. *Proposal Review*
2. *Staff Recommendation of Selected Developer*
3. *RDA / EDA Approval of Selected Developer*
4. *Finalize / Execute Development Agreement*

D. Timeline

- Questions due by: Wednesday, July 12, 2017
- Addendum posted: Friday, July 14, 2017
- Proposals due by: Wednesday, July 26, 2017 by 4:00pm
- RDA approval: Tuesday, August 8th, 2017 @ 1:30 pm in Room 604 of City Hall
- EDA approval: Wednesday, August 9th, 2017 @ 5:00 pm in Room 604 of City Hall

III. Rules Governing Competitive Evaluation

1. Examination of Request for Proposals

Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP. Applicants should become fully aware of the nature of the work and the conditions while performing the work.

2. Contract Negotiations

The highest-ranked Developer will enter into negotiations with the RDA and EDA. If an agreement cannot be met, the RDA and EDA will notify the Developer and stop negotiations. Then the second highest Developer will enter into negotiations. This process may continue until a successful negotiation(s) occurs. The RDA and EDA reserve the right to cease any negotiations with any Developer should it be in the RDA's or EDA's best interest.

3. Completeness, Addenda, Rejection, Cancellation, Preparation Cost

This Request for Proposals (RFP) has been prepared by the RDA and EDA and does not purport to be all-inclusive or to contain all of the information a prospective purchaser or developer may desire. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

The RDA and EDA reserve the right to revise any part of this RFP by issuing an addendum at any time prior to the submittal deadline. The RDA and RDA reserve the right to accept or reject, in whole or part, all proposals submitted and/or to cancel this announcement if any such action is determined to be in the RDA's, EDA's or the City's best interest. All materials submitted in response to this RFP become the property of the RDA and EDA.

The RDA and EDA will not be responsible for costs associated with preparing proposals. By submitting a proposal, each Developer agrees to be bound in this respect and waives all claims regarding such costs and fees.